



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING  
1<sup>st</sup> FLOOR COMMISSION CHAMBERS  
FORT LAUDERDALE CITY HALL  
MARK PURDY PRESIDING  
DECEMBER 5, 2019  
9:00 A.M.**

**Staff Present:**

Loen Garrick, Administrative Assistant  
Christina Chaney, Administrative Assistant  
Morgan Dunn, Administrative Assistant  
Katrina Jordan, Administrative Services Supervisor  
Crystal Green-Griffith, Administrative Assistant  
Porshia Williams, Code Compliance Manager  
Rhonda Hasan, Assistant City Attorney  
Wanda Acquavella, Code Compliance Officer  
Stephanie Bass, Code Compliance Officer  
Stephen Bisch, Code Compliance Officer  
Luke Boodran, Code Compliance Officer  
Gustavo Caracas, Code Compliance Officer  
Leonard Champagne, Senior Code Compliance Officer  
Paulette DelGrosso, Code Compliance Officer  
Bovary Exantus, Code Compliance Officer  
James Fetter, Code Compliance Officer  
Manuel Garcia, Code Compliance Officer  
Deanglis Gibson, Code Compliance Officer  
Linda Holloway, Senior Code Compliance Officer  
Patrice Jolly, Code Compliance Officer  
Roberta Jones, Code Compliance Officer  
Captain Robert Kisarewich, Fire Inspector  
Dorian Koloian, Code Compliance Officer  
Vaughn Malakius, Code Compliance Officer  
Karen Proto, Code Compliance Officer  
Wilson Quintero, Senior Code Compliance Officer  
Wilson Quintero Jr., Code Compliance Officer  
Stacey Ramsey, Administrative Assistant  
Mary Rich, Senior Code Compliance Officer  
Mike Sanguinetti, Code Compliance Officer  
Will Snyder, Code Compliance Officer  
John Suarez, Senior Code Compliance Officer  
Lois Turowski, Code Compliance Officer  
Irma Westbrook, Code Compliance Supervisor  
Gail Williams, Code Compliance Officer

**Respondents and witnesses**

CE19081937: John Brown  
CE18110425: Miguel Dilgram  
CE19040990: Yisroel Leberman  
CE19082277: Jerwaine Fisher  
CE19032018: Pravin Ramchandi  
CE18110841: Craig Engel  
CE18081509: Robert Longway  
CE19100019: Gerald Katz  
CE19022244: Marcia Meyer  
CE18101055; CE15092158; CE15092153; CE15092152; CE15092155: Courtney Crush  
CE19070545: Jason Vilbrun  
CE18111373: Katherin Curtellas  
CE19030131: Victor Blackwood  
CE18080025: Whitney Turner  
CE19080360: Christina Fleming  
CE19052076; CE19051998: Jeremiah Kaplan  
CE19040462: Chapman Smith; Donald Burgess; Barbara Altera  
CE19051882: Rodne Tima  
CE19062038; CE19062053; CE19062062: Linda Dupoux  
CE19052629; CE19052624: Robinson Julien; Michael Johnson  
CE19062006: Dorothea Hall; Boyd Robinson  
CE19062039: Bradford Cohen; Courtney Crush  
CE19070014: Eva Cmolova  
CE19010609: Betty Lou Pierce; Tricia Pierce  
CE19052281; CE19041832: Arthur Frost  
CE19071471: Salnave Alce; Kery Alce  
CE19071794: Anide Pierre-Louis  
CE19011359: Imogene Farquharson; Djenaba Headley; Nathaniel Pierce  
CE19080870: Dumond Devallon  
CE19030078: Elena Katia  
CE19030401: Francesca McFeely; Jan Bednar  
CE19090824: Andrew Holland; Howard Steinholz  
CE19090826: Andrew Holland  
CE19030931: Anthony Thompson  
CE19061055: Estefania Mayorgia  
CE19070995: Howard Butler  
CE17051808: Colby Cooper  
CE18121465: Adam Friden  
CE19031155: Margaret Harden; Barney Harden  
CE18100648: Claudia Gill  
CE19052274: Kim Sawyer; Michael Pfundstein  
CE18031045: Barbara Edwards  
CE19051305: Lionel Ortiz  
CE19070801: Joseph Pinto  
CE19010778: George Siedenburg  
CE19090281: Aamir Saeed  
CE17080102: Angelo Petreccia  
CE19071086: Mark Poklop  
CE19042416: Melissa Hall  
CE17121289: Kenneth Gibson; Kevin Gibson  
CE19061952: Asi Topaz  
CE19061630: Alfredo Silva  
CE19100079: Frederick Lehman  
CE19100077: Isabel Rimanoczy; Joanna Diamond  
CE19060480: Janina Wroblewska  
CE19090996; CE19090859: Andrew Schein; Michael Meldeau

CE18070838; CE17121300: Beth Brooks  
CE19080649: Joseph Grant  
CE19032232: Angel Garcia  
CE18121594; CE18120868: Charles Seeds  
CE19070467: Theresa Martin  
CE18091875: Bernard Gordon; Walter Morgan  
CE18120970: Wayne Linton  
CE19011787: Joel Conteras; Chadwick Snyder  
CE18071154: Jose Campos  
CE19052241: Steve McDonough  
CE19032130: Jenny Campos

NOTE: All individuals who presented information to the Special Magistrate during these proceedings were sworn in.

The meeting was called to order at 9:00 A.M.

**Case: CE19090996**

2606 DEL MAR PL  
DELMAR HOLDINGS LTD

Service was via posting at the property on 11/20/19 and at City Hall on 11/21/19.

Leonard Champagne, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATION: 47-19.5.B.1.A.II

THERE IS PLANT OVERGROWTH ALONG THE REAR SOUTH SIDE ABUTTING THE WATERWAY  
NOT MAINTAINING THE REQUIRED SIGHT VISIBILITY AREA.

Complied:

VIOLATION: 47-19.3(h)

VIOLATION: 8-91(g)

Officer Champagne presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$50 per day.

Andrew Schein, attorney, agreed to comply within 14 days. He said the City had cited the owner for renting the dock with no evidence based on a neighbor's complaint and the owner had needed to hire an attorney to appear for her. Ms. Hasan noted that the cited boat had been removed and another was now in its place.

Judge Purdy Found in favor of the City and ordered compliance within 14 days or a fine of \$50 per day.

**Case: CE19090859**

2616 DEL MAR PL  
HOWELL, STEVEN

Service was via posting at the property on 11/8/19 and at City Hall on 11/21/19.

Leonard Champagne, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATION: 47-19.3(h)

THERE IS A VESSEL DOCKED ADJACENT TO THIS RESIDENTIAL PROPERTY IN SUCH A POSITION THAT CAUSES IT TO EXTEND BEYOND THE SIDE SETBACK LINES. THIS IS A RECURRING VIOLATION WHEN THE PROPERTY WAS CITED ON 12/18/18 UNDER CASE CE18120967 AND ON 5/15/19 UNDER CASE CE19050999. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE FOR A FINDING OF FACT WHETHER IT COMES INTO COMPLIANCE OR NOT.

Officer Champagne reported the property was in compliance and requested a finding of fact that the violation had existed as cited.

Andrew Schein, attorney, said the City had measured the boat and determined it did not extend beyond the property line. Officer Champagne explained that the vessel must be 20 feet shorter than the total property measurement, so there had been a violation.

Judge Purdy Found in favor of the City that the violation had existed as cited.

**Case: CE18031045**

1632 NW 11 ST  
EDWARDS, LARCELOUS JR & BARBARA

This case was first heard on 9/6/18 to comply by 10/25/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$8,700 and the City was requesting no fine be imposed.

Gustavo Caracas, Code Compliance Officer, recommended no fine or administrative costs be imposed.

Barbara Edwards agreed.

Judge Purdy imposed no fine.

**Case: CE17121300**

Request for extension

2631 SW 12 TER  
BROOKS, BETH KAY LE ET AL. BROOKS, TAMI

This case was first heard on 6/7/18 to comply by 9/6/18. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$2,350.

Beth Brooks said she was working with Rebuilding Florida, who was helping pay for the home repairs.

Mike Sanguinetti, Code Compliance Officer, requested a timeline and Ms. Brooks stated she needed at least another 90 days.

Judge Purdy granted a 91-day extension, during which time no fines would accrue.

**Case: CE18070838**

Request for extension

2631 SW 12 TER  
BROOKS, BETH KAY LE ET AL. BROOKS, TAMI

This case was first heard on 11/15/18 to comply by 2/14/19. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$5,500.

Judge Purdy granted a 91-day extension, during which time no fines would accrue.

**Case: CE18080025**

724 RIVIERA ISLE DR  
TURNER, BEVERLY TURNER TR

This case was first heard on 11/15/18 to comply by 12/6/18 and 1/17/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$11,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

John Suarez, Code Compliance Officer, reported the permit had been issued.

Whitney Turner confirmed the permit had been pulled and he believed the work could be done in one week.

Judge Purdy granted a 14-day extension, during which time no fines would accrue.

**Case: CE18110841**

312 NE 17 AVE  
BRICHE, GREGORY H ENGEL, CRAIG D

This case was first heard on 3/21/19 to comply by 6/20/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,700 and the City was requesting a \$387 fine be imposed.

Paulette DelGrosso, Code Compliance Officer, recommended reducing the fines to \$387 to cover hard costs.

Craig Engel agreed to the fine reduction.

Judge Purdy imposed a fine of \$387 for the time the property was out of compliance.

**Case: CE19030931**

1406 NW 15 TER  
THOMPSON, ANTHONY A COLLETTE, JOYCE M

This case was first heard on 7/18/19 to comply by 8/22/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$15,750 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Will Snyder, Code Compliance Officer, reported three violations remained and recommended imposition of the fines.

Anthony Thompson said he needed to fix the roof before he painted the house and he was having financial difficulty affording it. He said it would take him a couple of months.

Judge Purdy granted a 63-day extension, during which time no fines would accrue.

**Case: CE19071471**

1001 WYOMING AVE  
ALCE, KERY H/E ALCE, JUDELINE & ALCEE

Personal service was made on 11/22/19. Service was also via posting at City Hall on 11/21/19.

Dorian Koloian, Code Compliance Officer, testified to the following violation(s):

VIOLATION: 9-305(b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE.

Complied:

VIOLATION: 9-306  
VIOLATION: 18-4(c)  
VIOLATION: 47-39.A.1.b.(6)(b)  
VIOLATION: 9-304(b)  
VIOLATION: 18-1.

Officer Koloian presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day.

Kery Alce said they were working on the grass violation.

Judge Purdy Found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day.

**Case: CE19040462**

812 SW 14 ST  
BURGESS DELEBE TR BURGESS, DONALD LEE TRUSTEE

This case was first heard on 6/6/19 to comply by 6/16/19 and 8/8/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$7,550 and the City was requesting an \$856 fine be imposed.

Mike Sanguinetti, Code Compliance Officer, recommended reducing the fines to \$856 to cover administrative costs.

Chapman Smith, attorney, stated the violations were caused by someone who had taken over the property and taken advantage of the owner. They had needed to evict this person prior to complying the violations. Because of this, and the expense of removing the items, Mr. Smith requested the administrative costs be waived as well.

Judge Purdy imposed no fines for the time the property was out of compliance.

**Case: CE19042416**

2227 SW 5 ST  
HALL, MELISSA NOEMI

This case was first heard on 8/1/19 to comply by 9/5/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,275 and the City was requesting the full fine be imposed.

Leonard Champagne, Senior Code Compliance Officer, confirmed the property was in compliance.

Melissa Hall said she had received a permit for asphalt in the swale but later been told it must be concrete like her driveway. Also, the City computer system had been down for a week, delaying inspection.

Officer Champagne said administrative costs totaled \$420.

Judge Purdy imposed a fine of \$420 for the time the property was out of compliance.

**Case: CE19100077**

2449 SUGARLOAF LN  
RIMANOCZY, ISABEL TURNER, JOSEPH E LE ET AL.

Service was via posting at the property on 11/6/19 and at City Hall on 11/21/19.

James Fetter, Code Compliance Officer, testified to the following violation(s):

VIOLATION: 18-12(a)  
THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND WEEDS ON THIS  
PROPERTY AND SWALE AREA.

Officer Fetter presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$25 per day.

Isabel Rimanoczy said she was a professor of sustainability and this area was a pollinators' garden project. She presented photos.

Officer Fetter assumed that neighbors were concerned that the plants would come into their yards. He said Ms. Rimanoczy could not name some of the plants when he asked and he would not object to Florida native plants.

Joanna Diamond, representative of the Healthy Bee Honey Club, stated the bee population was in decline and thanked the City for its bee conservation efforts. She said Ms. Rimanoczy carefully planned and tended her garden.

Ms. Hasan said one of the City's landscape inspectors had indicted that these were weeds. She suggested finding there was a violation and allowing additional time to comply. Officer Fetter recommended moving the pollinator garden to the back yard because the front yard was "not fitting in with the neighborhood."

Judge Purdy continued the case to 1/16/20.

**Case: CE19090281**

1901 NE 56 ST  
TOORAK REPO SELLER 1 TR

Service was via posting at the property on 11/18/19 and at City Hall on 11/21/19.

Leonard Champagne, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATION: 18-11(b)  
THE SWIMMING POOL LOCATED AT THIS UNOCCUPIED PROPERTY HAS STAGNANT WATER, TRASH AND DEBRIS. PROPER SAFEGUARDS HAVE NOT BEEN TAKEN TO PREVENT HUMAN BEINGS OR ANIMALS FROM FALLING INTO OR HAVING ACCESS TO THE POOL PER CODE ORDINANCE. THE POOL IN THIS CONDITION PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY IN THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOS AND IS A PUBLIC NUISANCE.

Officer Champagne presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$100 per day.

Aamir Saeed, attorney, agreed to comply within 10 days.

Judge Purdy Found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day.

**Case: CE19030131**

710 SW 38 TER  
BLACKWOOD, VICTOR C

This case was first heard on 6/6/19 to comply by 7/11/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Dorian Koloian, Code Compliance Officer, confirmed one violation remained.

Victor Blackwood said he had tried unsuccessfully to get Officer Koloian to contact him regarding what must be done to comply. Officer Koloian said she had received no messages from Mr. Blackwood.

Porshia Williams, Code Compliance Manager, said Mr. Blackwood had been sending texts to a landline.

Judge Purdy imposed the \$4,200 fine, which would continue to accrue until the property was in compliance.

**Case: CE19031155**

1519 NW 13 CT  
HARDEN, MARGARET

Service was via posting at the property on 11/21/19 and at City Hall on 11/21/19.

Patrice Jolly, Code Compliance Officer, testified to the following violation(s):

VIOLATION: 9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING AND PEELING PAINT.

VIOLATION: 9-308(a)  
THE SHINGLE ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATER TIGHT.

VIOLATION: 18-12(a)  
THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY AND SWALE AREA.

VIOLATION: 9-304(b)  
THE GRAVEL DRIVEWAY IS IN DISREPAIR. THERE ARE AREAS THAT ARE WORN WITH DIRT SHOWING AND GRASS GROWING THROUGH IT. THE ASPHALT DRIVEWAY HAS AREAS OF DISREPAIR AND THE BLACKTOP IS FADED.

VIOLATION: 9-305(b)  
THE LANDSCAPE AT THIS PROPERTY INCLUDING THE SWALE IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE.

Complied:

VIOLATION: 18-4(c)

VIOLATION: 9-278(f)

Officer Jolly presented the case file into evidence and recommended ordering compliance with 18-12(a) within 14 days and with the remaining violations within 42 days or a fine of \$25 per day, per violation.

Barney Harden, the owner's son, said they had plumbing issues and financial challenges paying for those and remedying the violations.

Judge Purdy Found in favor of the City and ordered compliance with 18-12(a) within 14 days and with the remaining violations within 42 days or a fine of \$25 per day, per violation.

**Case: CE19061630**

2407 CAT CAY LN  
CONNOR, KAITLIN MICHELLE SILVA, ALFREDO

Service was via posting at the property on 11/7/19 and at City Hall on 11/21/19.

James Fetter, Code Compliance Officer, testified to the following violation(s):

VIOLATION: 9-305(b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

Officer Fetter presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$25 per day.

Alfredo Silva said it had been discovered during a walkway project that the property was not yet connected to the City's sewer system and that was why the front yard was dug up.

Judge Purdy Found in favor of the City and ordered compliance within 63 days or a fine of \$25 per day.

**Case: CE19051998**

806 SE 11 CT  
VELOCITY #3 LLC

This case was first heard on 8/15/19 to comply by 8/25/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,100 and the City was requesting the full fine be imposed.

Lois Turowski, Code Compliance Officer, recommended reducing the fine to \$1,550.

Jeremiah Kaplan said the first contractor had abandoned the job. The owner had hired Mr. Kaplan and he said he was ready to restart the project.

Judge Purdy imposed a fine of \$1,550 for the time the property was out of compliance.



**Case: CE19052076**

806 SE 11 CT  
VELOCITY #3 LLC

This case was first heard on 8/15/19 to comply by 8/25/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,250 and the City was requesting a \$2,125 fine be imposed.

Judge Purdy imposed a fine of \$2,125 for the time the property was out of compliance.

**Case: CE19051305**

1711 SW 22 AVE  
ORTIZ, LIONEL VALENTIN

This case was first heard on 7/18/19 to comply by 8/29/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$7,750 and the City was requesting a \$258 fine be imposed.

James Fetter, Code Compliance Officer, recommended reducing the fines to \$258 to cover administrative costs.

Lionel Ortiz agreed to the fine reduction.

Judge Purdy imposed a fine of \$258 for the time the property was out of compliance.

**Case: CE18091875**

3333 DAVIE BLVD  
3333 DAVIE LLC

This case was first heard on 1/17/19 to comply by 3/7/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$22,600 and the City was requesting a \$5,600 fine be imposed.

Dorian Koloian, Code Compliance Officer, recommended reducing the fines to \$5,600.

Walter Morgan, attorney, thanked Officer Koloian.

Judge Purdy imposed a fine of \$5,600 for the time the property was out of compliance.

**Case: CE19030401**

1223 SEMINOLE DR  
BEDNAR, JAN BELOHUBA, SABINA

This case was first heard on 5/16/19 to comply by 6/27/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$27,000 and the City was requesting the full fine be imposed.

Vaughn Malakius, Code Compliance Officer, recommended reducing the fines to \$810 to cover administrative costs.

Jan Bednar agreed to the reduction.

Judge Purdy imposed a fine of \$810 for the time the property was out of compliance.

**Case: CE19071086**

2111 NE 51 CT  
WAVECREST PROPERTIES LLC

Service was via posting at the property on 11/12/19 and at City Hall on 11/21/19.

Vaughn Malakius, Code Compliance Officer, testified to the following violation(s):

VIOLATION: 9-305(b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

Officer Malakius presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Mark Poklop, owner, said the mulch had been on the property for over eight years. He believed the property was in compliance.

Ms. Hasan said the City was withdrawing the case and citing the violation under a different code section.

**Case: CE18121465**

1506 NE 4 AVE  
FRIDEN, ADAM

This case was first heard on 6/6/19 to comply by 6/16/19, 7/18/19 and 8/25/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$19,625 and the City was requesting a \$2,500 fine be imposed.

Steven Bisch, Code Compliance Officer, confirmed the property was in compliance as of 10/29/19. He recommended reducing the fines to \$2,500.

Adam Friden said he had informed the Special Magistrate in August that he had already applied for the demolition permit and been told that if he had a valid demolition permit before the next hearing, he did not need to comply the violations. He stated he had actually spent the money to comply the violations despite having submitted the permit application. He sent the prior code officer an email showing the permit and received no response, so he assumed the matter was resolved. Then he received notice that fines were being imposed. He explained that the City had given him the wrong phone number to contact the new inspector. Mr. Friden said the officer had indicated he was being fined for a fence in disrepair in the rear yard but he explained that the fence was intact and what the inspector saw from the street was a section of fencing that a homeless person was using for shelter.

Officer Bisch recommended reducing the fines to \$617 to cover administrative costs.

Judge Purdy imposed a fine of \$617 for the time the property was out of compliance.

**Case: CE18100648**

1565 W SUNRISE BLVD  
SUNSHINE REAL ESTATE HOLDINGS LLLP

This case was first heard on 12/6/18 to comply by 1/3/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$20,700 and the City was requesting \$5,400 fine be imposed.

Patrice Jolly, Code Compliance Officer, recommended reducing the fine to \$5,400.

Claudia Gill presented documents showing how much the owner had spent to get the property into compliance. she requested the fine be reduced to \$2,070. She said they had spent over \$10,000.

Judge Purdy imposed a fine of \$3,250 for the time the property was out of compliance.

**Case: CE19011787**

3543 DAVIE BLVD  
PEDRO BELTRAN ROJAS INC.

This case was first heard on 8/1/19 to comply by 9/5/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$9,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Gustavo Caracas, Code Compliance Officer, confirmed the property was not in compliance.

Chadwick Snyder, contractor, said the plans had been returned for corrections five time. He stated as soon as the permit was issued he would begin work. The owner could not apply for the change of use or business tax until the permits were closed.

Officer Caracas said work had been done inside the building with no permit. He agreed that the violations must be complied before the tenant could get the business tax receipt.

Mr. Snyder requested 60 days and Officer Caracas agreed.

Joel Conteras, tenant, said he was a tax preparer.

Judge Purdy granted a 63-day extension, during which time no fines would accrue.

**Case: CE19032018**

301 SW 25 AVE  
TAH 2015-1 BORROWER LLC

This case was first heard on 8/1/19 to comply by 8/11/19 and 9/5/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$14,700 and the City was requesting a \$3,300 fine be imposed.

Dorian Koloian, Code Compliance Officer, recommended reducing the fines to \$3,300.

Pravin Ramchandi agreed to the reduction.

Judge Purdy imposed a fine of \$3,300 for the time the property was out of compliance.

**Case: CE19082277**

250 SW 27 TER  
FISHER, JERWAINE

Service was via posting at the property on 11/19/19 and at City Hall on 11/21/19.

Mary Rich, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATION: 9-305(b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE.

Complied:

VIOLATION: 18-4(c)  
VIOLATION: 9-304(b)  
VIOLATION: 18-12(a)

Officer Rich presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day.

Jerwaine Fisher, owner, agreed.

Judge Purdy Found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day.

**Case: CE19081937**

96 HENDRICKS ISLE  
94-96 HENDRICKS ISLE LLC

Service was via posting at the property on 11/7/19 and at City Hall on 11/21/19.

Will Snyder, Code Compliance Officer, testified to the following violation(s):

VIOLATION: 18-11(b)

THE SWIMMING POOL LOCATED AT THIS UNOCCUPIED PROPERTY HAS STAGNANT WATER, TRASH AND DEBRIS. PROPER SAFEGUARDS HAVE NOT BEEN TAKEN TO PREVENT HUMAN BEINGS OR ANIMALS FROM FALLING INTO OR HAVING ACCESS TO THE POOL PER CODE ORDINANCE. THE POOL IN THIS CONDITION PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY IN THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOS AND IS A PUBLIC NUISANCE.

VIOLATION: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS, MISSING AND PEELING PAINT.

Complied:

VIOLATION: 18-12(a)

Officer Snyder presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation and ordering the owner to attend the 2/6/20 hearing.

John Brown, owner, said they had been working with the City on redeveloping this and another property for two years. They were in the process of working with neighbors regarding the design of the new construction. Mr. Brown agreed to address the pool violation.

Officer Snyder suggested ordering compliance with 18-11(b) within 14 days.

Judge Purdy Found in favor of the City and ordered compliance with 18-11(b) within 14 days or a fine of \$100 per day and with 9-306 within 63 days or a fine of \$50 per day, and ordering the owner to attend the 2/6/20 hearing.

**Case: CE19080360**

Administrative Hearing - Nuisance Abatement

804 SE 8 ST  
FLEMING, CHRISTINE & JEFFREY

VIOLATION: 24-7(b)

THERE IS YARD WASTE ON THE SWALE OF THIS PROPERTY TOO LATE FOR BULK TRASH PICKUP.

Wilson Quintero Jr. testified that the property had been cited on 8/6/19; the trash remained on 8/8/19 and the City had removed it on 8/9/9. He presented photos of the violation.

Christina Fleming said she thought she had to remove the trash from the street and she had put it in the swale.

Judge Purdy denied the appeal.

**Case: CE19062053**

817 NW 4 AVE  
817 NW 4TH AVENUE LLC

Service was via posting at the property on 11/21/19 and at City Hall on 11/21/19.

Dorian Koloian, Code Compliance Officer, testified to the following violation(s):

VIOLATION: 9-304(b)  
THE GRAVEL DRIVEWAY IS NOT WELL GRADED. IT IS NOT DEFINED AND HAS WEEDS AND GRASS GROWING THROUGH IT.

Complied:

VIOLATION: 9-305(b)

Officer Koloian presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$50 per day.

Linda Dupoux requested 30 days.

Judge Purdy Found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day.

**Case: CE19062062**

813 NW 4 AVE  
813 NW 4<sup>TH</sup> AVE LLC

Service was via posting at the property on 11/21/19 and at City Hall on 11/21/19.

Dorian Koloian, Code Compliance Officer, testified to the following violation(s):

VIOLATION: 9-280(h)(1)  
THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. IT IS MISSING POLES AND THE TOP OF THE FENCE IS NOT SUPPORTED PROPERLY.

VIOLATION: 9-304(b)  
THE GRAVEL DRIVEWAY IS IN DISREPAIR. IT IS NOT WELL GRADED, DEFINED, WEEDS AND GRASS GROWING THROUGH IT.

VIOLATION: 9-305(b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE.

VIOLATION: 9-306  
THE EXTERIOR BUILDING WALLS AND FASCIA HAVE NOT BEEN MAINTAINED. THE EXTERIOR IS DIRTY STAINED AND MISSING PEELING PAINT.

Complied:

VIOLATION: 18-4(c)

Officer Koloian presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Judge Purdy Found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day, per violation.

**Case: CE18120868**

Request for extension

2800 W BROWARD BLVD  
TWELVE SAC SELF-STORAGE CORP

This case was first heard on 5/16/19 to comply by 11/14/19. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$2,100.

Mary Rich, Senior Code Compliance Officer, did not object to the request for a 77-day extension.

Charles Seeds requested a 77-day extension.

Judge Purdy granted a 77-day extension, during which time no fines would accrue.

**Case: CE18121594** Request for extension  
2800 W BROWARD BLVD # 2  
TWELVE SAC SELF-STORAGE CORP

This case was first heard on 5/16/19 to comply by 11/14/19. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$2,100.

Judge Purdy granted a 77-day extension, during which time no fines would accrue.

**Case: CE19070801**  
1770 SW 32 CT  
DEBOLT, ANTHONY H/E RUEHLE, JACQULYN

This case was first heard on 8/15/19 to comply by 9/5/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$17,250 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Joseph Pinto, realtor, said the property was being short sold and the new buyer intended to begin rehabilitation work very soon. He requested 60 days.

Judge Purdy granted a 63-day extension, during which time no fines would accrue.

**Case: CE18101055**  
537 BAYSHORE DR  
BAYSHORE CONCEPTS LLC

This case was first heard on 1/17/19 to comply by 3/21/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$18,250 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Stephanie Bass, Code Compliance Officer, recommended a two-week extension.

Courtney Crush, attorney, requested two weeks to get clarity from the City about what must be done.

Judge Purdy granted a 14-day extension, during which time no fines would accrue. Judge Purdy also ordered a reappearance at the December 19, 2019 Special Magistrate hearing.

**Case: CE15092152** Re-hear to vacate violation 25-56(b)  
2939 BANYAN ST  
EL-AD FL BEACH LLC

The City was requesting Violation 25-56(b) be vacated.

Judge Purdy vacated Violation 25-56(b).

**Case: CE15092153** Re-hear to vacate violation 25-56(b)  
2931 BANYAN ST  
EL-AD FL BEACH LLC

The City was requesting Violation 25-56(b) be vacated.

Judge Purdy vacated Violation 25-56(b).

**Case: CE15092155**  
2939 BANYAN ST, # 3  
EL-AD FL BEACH LLC

Re-hear to vacate violation 25-56(b)

The City was requesting Violation 25-56(b) be vacated.

Judge Purdy vacated Violation 25-56(b).

**Case: CE15092158**  
2930 BANYAN ST  
EL-AD FL BEACH LLC

Re-hear to vacate violation 25-56(b)

The City was requesting Violation 25-56(b) be vacated.

Judge Purdy vacated Violation 25-56(b).

**Case: CE19062039**  
909 NW 4 AVE  
COHEN, BRADFORD

Service was via posting at the property on 11/8/19 and at City Hall on 11/21/19.

Will Snyder, Code Compliance Officer, testified to the following violation(s):

VIOLATION: 9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS, MISSING AND PEELING PAINT.

Complied:

VIOLATION: 9-305(b)  
VIOLATION: 9-304(b)  
VIOLATION: 18-12(a)

Officer Snyder presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$50 per day.

Courtney Crush, attorney, requested 14 days.

Judge Purdy Found in favor of the City and ordered compliance within 14 days or a fine of \$50 per day.

**Case: CE19032130**  
6500 NW 12 AVE  
CITY OF FORT LAUDERDALE

This case was first heard on 4/18/19 to comply by 6/6/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,600 and the City was requesting a \$600 fine be imposed.

Captain Robert Kisarewich, Fire Inspections Officer, recommended reducing the fines to \$600.

Jenny Campos agreed.

Judge Purdy imposed a fine of \$600 for the time the property was out of compliance.

**Case: CE18081509**  
417 SW 16 CT  
ROGERS, RICHARD C

Request for extension

This case was first heard on 1/17/19 to comply by 4/4/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$9,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Robert Longway said they had inherited the problems at the property. He said the house was in a trust and there was an issue getting money to repair the roof. They planned to sell the home, but there was a reverse mortgage and Mr. Longway's uncle had not included the mortgage properly in his will.

Judge Purdy granted a 77-day extension, during which time no fines would accrue. Judge Purdy also ordered a reappearance at the February 20, 2020 Special Magistrate hearing.

**Case: CE19011359**

1028 NW 12 ST  
FARQUHARSON, IMOGENE

This case was first heard on 7/18/19 to comply by 8/22/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,375 and the City was requesting a \$534 fine be imposed.

Patrice Jolly, Code Compliance Officer, recommended reducing the fines to \$534.

Djenaba Headley said they had tried to comply the violations.

Judge Purdy imposed a fine of \$534 for the time the property was out of compliance.

**Case: CE19070467**

3080 NW 17 CT  
MARTIN, THERESA

Service was via posting at the property on 11/16/19 and at City Hall on 11/21/19.

Stephanie Bass, Code Compliance Officer, testified to the following violation(s):

VIOLATION: 9-305(b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE.

Complied:

VIOLATION: 18-1.  
VIOLATION: 18-12(a)  
VIOLATION: 9-304(b)  
VIOLATION: 9-306

Officer Bass presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day.

Theresa Martin said she could not put grass in the swale because it was used for parking. Officer Bass said Supervisor Westbrook had conferred with landscaping and there was no option but grass.

Judge Purdy Found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day.

**Case: CE19022244**

Request for extension

521 SW 17 ST  
MEYER, MARCIA

This case was first heard on 6/6/19 to comply by 6/16/19 and 8/8/19. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$2,750.

Mike Sanguinetti, Code Compliance Officer, said one violation remained.



Marcia Meyer said the house was being painted now.

Judge Purdy granted a 42-day extension, during which time no fines would accrue.

**Case: CE19052274**

1600 SE 15 AVE  
WOOD DEV CO

This case was first heard on 8/1/19 to comply by 9/5/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$900 and the City was requesting a \$626 fine be imposed.

Lois Turowski, Code Compliance Officer, recommended reducing the fines to \$626 to cover administrative costs.

Michael Pfundstein, attorney, said Hurricane Dorian had interrupted their plans to comply the violations. He said the State's emergency executive order included a section about extensions for permits and City actions. After the hurricane passed, the fence company had been prevented from installing the fence because of an open permit for Teco/Peoples Gas. They had ultimately been four days late complying. He asked that all fees and fees be waived.

Ms. Hasan said the State's emergency executive order did not apply to all City actions.

Judge Purdy imposed a fine of \$626 for the time the property was out of compliance.

**Case: CE17051808**

Ordered to re-appear

1500 SW 17 ST  
PIER 17 INVESTMENTS 2014 LLC

This case was first heard on 5/16/19 to comply by 11/21/19. Violations and extensions were as noted in the agenda. The property was not in compliance.

John Suarez, Code Compliance Officer, said the property had changed ownership in October.

Colby Cooper, owner's representative, said they had closed on October 8. They were updating the permits and finalizing construction projects. He anticipated construction to start in January 2020 and to finish in six to eight months. He requested an extension.

Officer Suarez said the City ordinance allowed 365 days after the issuance of a permit to show significant progress. He recommended an extension to 2/6/20 and ordering the respondent to attend that hearing.

Judge Purdy granted a 182-day extension, during which time no fines would accrue and ordered the respondent to attend the 6/4/20 hearing.

**Case: CE17080102**

2060 NE 54 CT  
PETRECCIA, ANGELO PETRECCIA, DANAE

This case was first heard on 8/2/18 to comply by 9/6/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$51,000 and the City was requesting a \$510 fine be imposed.

Vaughn Malakius, Code Compliance Officer, recommended reducing the fines to \$510 to cover administrative costs.

Angelo Petreccia agreed.

Judge Purdy imposed a fine of \$510 for the time the property was out of compliance.

**Case: CE19051882**

813 NW 19 AVE  
T & B INVESTMENT SF LLC

This case was first heard on 8/15/19 to comply by 8/25/19 and 9/19/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,000 and the City was requesting a \$1,500 fine be imposed.

Gustavo Caracas, Code Compliance Officer, recommended reducing the fines to \$1,500.

Rodne Tima said he had just bought the property and complied the violations himself.

Judge Purdy imposed a fine of \$1,500 for the time the property was out of compliance.

**Case: CE19010778**

1824 SW 11 ST  
1718 SW 30 PLACE INC

This case was first heard on 5/16/19 to comply by 6/6/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$22,950 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Gail Williams, Code Compliance Officer, confirmed the property was not in compliance.

George Siedenbug said they were finishing the paint work and requested 10 days.

Judge Purdy granted a 10-day extension, during which time no fines would accrue.

**Case: CE19100019**

506 SE 16 ST  
BRIDGE II AT 16TH STREET LLC

Service was via posting at the property on 11/12/19 and at City Hall on 11/21/19.

Wilson Quintero, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATION: 18-1.

THERE IS A LARGE PILE OF LOOSE TRASH AND DEBRIS AT THE REAR OF THIS PROPERTY NEAR THE ALLEY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS; ENDANGER THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

Officer Quintero presented the case file into evidence and said a civil citation had been issued on 10/3/19 stating a \$250 per day fine would begin immediately if the violation was not in compliance within 24 hours. The violation was not in compliance and Officer Quintero recommended imposing the \$13,500 existing fine and allowing seven days for him to reinspect.

Gerald Katz said people were dumping trash in the alley. He stated they had removed the trash from the alley on 10/15 and then more trash was dumped. They had installed a container for the trash but it had overflowed to the point that the trash company would not remove it. He had paid someone to remove the remaining trash and paid his maintenance people to clean dumpsters belonging to two neighboring properties. He presented receipts for the work he had done.

Judge Purdy Found in favor of the City, granted a 14-day extension and ordered the respondent to attend the 12/19/19 hearing to rehear the case.

**Case: CE19062006**

830 NW 4 AVE  
HALL, DOROTHA

Service was via posting at the property on 11/20/19 and at City Hall on 11/21/19.

Bovary Exantus, Code Compliance Officer, testified to the following violation(s):

VIOLATION: 9-304(b)

THERE ARE BOATS PARKED ON THE GRASS AT THIS PROPERTY.

VIOLATION: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE.

Complied:

VIOLATION: 18-12(a)

VIOLATION: 9-280(h)(1)

VIOLATION: 9-306

Officer Exantus presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Boyd Robinson said they were trying to dispose of the boats and they had put down some sod.

Judge Purdy Found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day, per violation.

**Case: CE19080870**

1073 IROQUOIS AVE  
DEVALLON, DUMOND & YAMA MAZARD

Service was via posting at the property on 11/19/19 and at City Hall on 11/21/19.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

VIOLATION: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE.

VIOLATION: 9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED, THERE ARE MISSING FENCE POLES ON THE WHITE PICKET AND CHAIN LINK FENCE.

VIOLATION: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING AND PEELING PAINT.

VIOLATION: 9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED, INCLUDING BUT NOT LIMITED TO, A BRICK WALL IN FRONT OF THE PROPERTY MISSING STUCCO AND CHUNKS OF WALL.

Complied:

VIOLATION: 18-4(c)

VIOLATION: 47-39.A.1.b.(6)(b)

VIOLATION: 9-304(b)

VIOLATION: 9-313.(a)

Officer Caracas presented the case file into evidence and recommended ordering compliance within 35 days or a fine of

\$25 per day, per violation.

Bovary Exantus, Code Compliance Officer acted as interpreter for Dumond Devallon, owner. Mr. Devallon requested more than 35 days.

Judge Purdy Found in favor of the City and ordered compliance within 63 days or a fine of \$25 per day, per violation.

**Case: CE19070995**

Request for extension

1500 DAVIE BLVD  
WELLS FARGO BANK NA %FRENKEL LAMBER

This case was first heard on 9/5/19 to comply by 11/7/19. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$13,000.

Luke Boodran, Code Compliance Officer, recommended imposition of the fines.

Howard Butler said they were still evicting a tenant and requested 63 days.

Judge Purdy granted a 63-day extension, during which time no fines would accrue.

**Case: CE19100079**

2412 TORTUGAS LN  
LEHMAN, FREDERICK & WILLETTE B C

Service was via posting at the property on 11/6/19 and at City Hall on 11/21/19.

James Fetter, Code Compliance Officer, testified to the following violation(s):

VIOLATION: 18-12(a)  
THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND WEEDS AS WELL AS  
TRASH, RUBBISH, LITTER AND DEBRIS ON THIS OCCUPIED PROPERTY AND SWALE AREA.  
THIS IS A REPEAT VIOLATION PER CASE CE17082465 WHICH WAS PRESENTED TO SPECIAL  
MAGISTRATE FLYNN ON 2/1/2018 WHO ISSUED A FINDING OF FACT.

Officer Fetter reported the property was in compliance as of 11/25/19 and recommended a fine of \$100 be imposed. He presented the case file into evidence.

Frederick Lehman said he had been profoundly ill during this time.

Judge Purdy Found in favor of the City and imposed a fine of \$100.

**Case: CE19052241**

5706 NE 15 AVE  
MCDONOUGH, STEVE M H/E TEMPLETON, RICHARD

This case was first heard on 7/18/19 to comply by 8/29/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,000 and the City was requesting the full fine be imposed.

Vaughn Malakius, Code Compliance Officer, recommended reducing the fines to \$267 to cover administrative costs.

Steve McDonough agreed.

Judge Purdy imposed a fine of \$267 for the time the property was out of compliance.

**Case: CE18111373**

665 SW 27 AVE  
SUNNY DAVIE PLAZA LLC

This case was first heard on 6/6/19 to comply by 7/11/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,000 and the City was requesting the full fine be imposed. Gustavo Caracas, Code Compliance Officer, recommended imposition of the fine.

Katherin Curtellas agreed.

Judge Purdy imposed the \$2,000 fine.

**Case: CE19071794**

1021 NW 23 TER  
PIERRE-LOUIS, ANIDE

Service was via posting at the property on 11/20/19 and at City Hall on 11/21/19.

Mary Rich, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATION: 9-304(b)  
THE ASPHALT DRIVEWAY IS IN DISREPAIR. THERE ARE CRACKED AND MISSING AREAS OF THE ASPHALT.

Complied:

VIOLATION: 18-12(a)

VIOLATION: 9-305(b)

Withdrawn:

VIOLATION: 47-19.5.D.5.

Officer Rich presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Anide Pierre-Louis said the cost to repair the driveway was high and requested additional time to pay for repairs. She requested more than 42 days.

Judge Purdy Found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day.

**Case: CE19010609**

949 NW 16 TER  
BROWN, NATHANIEL PIERCE, BETTY LOU & PIERCE, TRICIA

This case was first heard on 3/21/19 to comply by 4/11/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,975 and the City was requesting an \$893 fine be imposed.

Roberta Jones, Code Compliance Officer, recommended reducing the fines to \$893 to cover administrative costs.

Betty Lou Pierce agreed.

Judge Purdy imposed a fine of \$893 for the time the property was out of compliance.

**Case: CE19060480**

2530 BIMINI LN  
WROBLEWSKA, JANINA P

This case was first heard on 8/1/19 to comply by 8/29/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,450 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

James Fetter, Code Compliance Officer, stated the property was not in compliance.

Janina Wroblewska said the second car would be removed on Monday. She said she had difficulty walking.

Judge Purdy imposed the \$2,450 fine, which would continue to accrue until the property was in compliance.

**Case: CE17121289**  
2311 NW 12 CT  
WILLIAMS, LOUISE EST

Ordered to re-appear

This case was first heard on 3/15/18 to comply by 6/12/18. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$48,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Patrice Jolly, Code Compliance Officer, reported two of the violations were in compliance and he needed to reinspect the property.

Kenneth Gibson presented photos of the property and said a lot of the violations were in compliance. He said they had spent thousands of dollars upgrading the property and requested an extension. Officer Jolly recommended a 7-day extension.

Judge Purdy granted a 7-day extension, during which time no fines would accrue.

**Case: CE19032232**  
2740 SW 1 ST  
335 NW 28 ST LLC

Request for extension

This case was first heard on 7/18/19 to comply by 9/19/19. Violations and extensions were as noted in the agenda. The property was not in compliance.

Dorian Koloian, Code Compliance Officer, said the property was not in compliance.

Angel Garcia said they had pulled the permits in November and installation was scheduled for December 16. He requested an extension.

Officer Koloian recommended a 63-day extension.

Judge Purdy granted a 63-day extension, during which time no fines would accrue.

**Case: CE19080649**  
2661 RIVERLAND DR  
JJ GRAN ENTERPRISES LLC

Service was via posting at the property on 11/19/19 and at City Hall on 11/21/19.

Mary Rich, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATION: 47-21.9.K.  
THE DECORATIVE STONE/GRAVEL EXCEEDS THE MAXIMUM TEN PERCENT OF TOTAL  
LANDSCAPE AREA.

Complied:  
VIOLATION: 18-12(a)

Officer Rich presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Joseph Grant said he became aware of the violation the previous day and he had already addressed it.

Judge Purdy Found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: CE19090824**

1348 SW 30 ST  
HOLLAND, ANDREW & TABITHA

Service was via posting at the property on 11/6/19 and at City Hall on 11/21/19.

Wilson Quintero, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATION: 47-34.4

THERE IS CONTINUOUS, PROHIBITED OVERNIGHT PARKING/STORAGE OF COMMERCIAL VEHICLES AND EQUIPMENT ON THIS RESIDENTIALLY ZONED PROPERTY. THIS IS A REPEAT VIOLATION PER CASE CE16050927 WHICH WAS PRESENTED TO SPECIAL MAGISTRATE PURDY ON 9/1/2016 WITH A FINDING OF FACT. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A REPEAT VIOLATION WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATION: 15-42

THE BUSINESS TAX RECEIPT FOR THIS LANDSCAPE BUSINESS IS APPROVED ONLY FOR ONE (1) VEHICLE. THERE IS MORE THAN ONE COMMERCIAL VEHICLE STORED ON THE REAR OF THIS RESIDENTIAL DWELLING.

VIOLATION: 15-40.

BUSINESS OWNER IS CONDUCTING BUSINESS AGAINST AND IN VIOLATION OF ZONING REGULATIONS FOR THIS RS-8 RESIDENTIAL SINGLE FAMILY ZONED AREA. NO BUSINESS SHALL OPERATE IN A PREMISES WHERE BUILDING CODE OR ORDINANCE VIOLATIONS EXIST.

Complied:

VIOLATION: 9-304(b)

Officer Quintero presented the case file into evidence and recommended imposing a fine of \$100 per day, beginning on 9/13/19 for the repeat violation of 47-34.4 and 14 days to comply the remaining violations or a fine of \$100 per day, per violation. He presented aerial photos from the Broward County Property Appraiser's website.

Andrew Holland said on 9/13, the equipment was on the property to do work on a nearby property.

Officer Quintero said Mr. Holland had shown him a photo showing that the commercial vehicles had been removed from the rear of the property. He had also invited the complaining neighbor to this hearing, but he had not shown up. He said he did not wish to impose any fine for the repeat violation.

Judge Purdy Found in favor of the City and ordered compliance within 14 days or a fine of \$100 per day, per violation.

**Case: CE19090826**

1415 SW 30 ST  
HOLLAND, ANDREW

Service was via posting at the property on 11/6/19 and at City Hall on 11/21/19.

Wilson Quintero, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATION: 47-34.4

THERE IS CONTINUOUS, PROHIBITED OVERNIGHT PARKING/STORAGE OF COMMERCIAL VEHICLES AND EQUIPMENT ON THIS RESIDENTIALLY ZONED PROPERTY. THIS IS A RECURRING VIOLATION OF THE FOLLOWING CASES CITED BY THE CODE COMPLIANCE DEPARTMENT; CE16110347, CE16100687 AND CE14051205. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE HEARING REGARDLESS OF COMPLIANCE.

Complied:

VIOLATION: 9-308(a)

VIOLATION: 9-308(b)

VIOLATION: 47-34.1.A.1.

Officer Quintero reported the property was in compliance and requested a finding of fact that the violation had existed as cited.

Judge Purdy Found in favor of the City that the violation had existed as cited.

**Case: CE19040990**

230 KENTUCKY AVE  
230 TRUST NO 1302013 L6 LLC TRUSTEE

This case was first heard on 8/15/19 to comply by 8/25/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$10,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Paulette DelGrosso, Code Compliance Officer, recommended reducing the fines to \$442.

Yisroel Leberman said the tenant had not made him aware of the violations.

Judge Purdy imposed a fine of \$442 for the time the property was out of compliance.

**Case: CE19052629**

825 NW 19 AVE  
6IX JAY LLC HOLDINGS OF RJ SEEDS LLC

This case was first heard on 8/15/19 to comply by 8/25/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$11,200 and the City was requesting the full fine be imposed.

Stephanie Bass, Code Compliance Officer, recommended imposition of the fine. She said the trash container had been put on the property for one day.

Michael Johnson said the City's Chief Zoning Inspector had informed him that the ordinance did not state that a permanent, on-site dumpster was required on a residential construction site.

Officer Bass said the violation had already been determined to exist. They had been cited under a City ordinance.

Mr. Johnson requested the fines be reduced. He said the Chief Zoning Inspector had told him to ask the Special Magistrate to revisit this or reschedule it to get the facts to present. Judge Purdy said the violations had already been determined to exist and Mr. Johnson had not complied by the ordered time.

Officer Bass stated the construction debris was not being contained on the site and the owner had been cited.

Robinson Julien said he was personally hauling the trash away from the property and they maintained the site daily.

Judge Purdy imposed the \$11,200 fine.

**Case: CE19052624**

829 NW 19 AVE  
6IX JAY LLC HOLDINGS OF R J SEEDS LLC

This case was first heard on 8/15/19 to comply by 8/25/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$11,200 and the City was requesting the full fine be imposed.

Stephanie Bass, Code Compliance Officer, recommended imposition of the fine.

Judge Purdy imposed the \$11,200 fine.



**Case: CE19070014**

928 NW 4 AVE  
CMOLOVA, EVA

Service was via posting at the property on 11/21/19 and at City Hall on 11/21/19.

Deanglis Gibson, Code Compliance Officer, testified to the following violation(s):

VIOLATION: 18-12(a)  
THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY AND SWALE AREA.

VIOLATION: 9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING AND PEELING PAINT.

Complied:

VIOLATION: 47-34.1.A.1.

VIOLATION: 9-304(b)

Officer Gibson presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Eva Cmolova said she had done a lot of work on the property but had needed to leave for Europe because her mother was seriously ill. In the interim, her son had not done a good enough job cleaning up the property.

Judge Purdy Found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day, per violation.

**Case: CE18120970**

3516 W BROWARD BLVD  
3516 W BROWARD BLVD LLC

This case was first heard on 5/16/19 to comply by 5/30/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$20,250 and the City was requesting a \$4,500 fine be imposed.

Gustavo Caracas, Code Compliance Officer, recommended reducing the fines to \$4,500.

Wayne Linton said the owner had purchased this property for a restaurant. He stated they had someone visit the property twice per week to pick up the trash. They had also removed homeless people from the property. He requested a further fine reduction.

Judge Purdy imposed a fine of \$2,500 for the time the property was out of compliance.

**Case: CE19061952**

2332 NW 14 CT  
2016 JORDI C & M LLC

This case was first heard on 8/15/19 to comply by 8/25/19 and 9/19/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,100 and the City was requesting the full fine be imposed.

Patrice Jolly, Code Compliance Officer, confirmed the property was in compliance. He said hard costs totaled \$488.

Asi Topaz said they had a lot of issues with the tenant and had evicted him.

Judge Purdy imposed a fine of \$488 for the time the property was out of compliance.

**Case: CE19030078**

1216 NW 3 AVE  
KATIA, ELENA A

This case was first heard on 7/18/19 to comply by 9/5/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,275 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mary Rich, Senior Code Compliance Officer, recommended imposition of the fine.

Elena Katia said her property had suffered a lot of damage during Hurricane Irma and insurance would not cover any of the interior repairs. She said the sod had been put down the previous day.

Officer Rich recommended a 10-day extension.

Judge Purdy granted a 10-day extension, during which time no fines would accrue.

**Case: CE18071154**

3792 SW 17 ST  
CAMPOS, JOSE H

This case was first heard on 12/6/18 to comply by 2/7/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,200 and the City was requesting a \$387 fine be imposed.

Manuel Garcia, Code Compliance Officer, acted as interpreter for Jose Campo, owner.

James Fetter, Code Compliance Officer, recommended reducing the fines to \$387 to cover administrative costs.

Judge Purdy imposed a fine of \$387 for the time the property was out of compliance.

**Case: CE19020917**

1716 LAUDERDALE MANOR DR  
BROTHERS, CARL MICHAEL

Service was via posting at the property on 11/21/19 and at City Hall on 11/21/19.

Paulette DelGrosso, Code Compliance Officer, testified to the following violation(s):

- VIOLATION: 9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS, MISSING AND PEELING PAINT. THERE IS VEGETATION GROWING ON PART OF THE FRONT PORCH ROOF.
- VIOLATION: 9-304(b)  
THE PARKING FACILITIES OF THIS PROPERTY ARE NOT MAINTAINED IN A GOOD CONDITION; THE GRAVEL DRIVEWAY AT THIS LOCATION IS IN DISREPAIR. THE GRAVEL DRIVEWAY IS WORN AND DIRT IS SHOWING THROUGH IT.

Officer DelGrosso presented the case file into evidence and recommended ordering compliance within 49 days or a fine of \$50 per day, per violation.

Judge Purdy Found in favor of the City and ordered compliance within 49 days or a fine of \$50 per day, per violation.

**Case: CE19070505**

1050 NE 9 AVE

TODD ASHWORTH

Service was via posting at the property on 11/20/19 and at City Hall on 11/21/19.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

- VIOLATION: 9-313.(a)  
HOUSE NUMBERS ARE NOT CLEARLY VISIBLE FROM THE STREET OR PROPERLY DISPLAYED ON THIS PROPERTY.
- VIOLATION: 47-20.20.H.  
THE PARKING LOT IS NOT BEING KEPT IN GOOD OPERATION CONDITION. THERE ARE CRACKS, POTHOLES AND THE ASPHALT TOP COAT IS RAISED, LOOSE AND MISSING IN SOME AREAS, WHEEL STOPS ARE MISSING, LOOSE OR BROKEN. THE SURFACE MARKINGS ARE FADED OR MISSING. THE PARKING LOT NEEDS TO BE RESURFACED AND RESTRIPE.
- VIOLATION: 9-280(g)  
ELECTRICAL WIRES AND ACCESSORIES NOT MAINTAINED IN GOOD SAFE WORKING CONDITIONS, INCLUDING BUT NOT LIMITED TO EXTERIOR LIGHTS, HIGH AND LOW VOLTAGE CABLES AND OTHER ELECTRICAL AIR CONDITIONER ACCESSORIES.
- VIOLATION: 9-305(b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE.
- VIOLATION: 9-308(b)  
THERE IS TRASH, DEBRIS AND MILDEW STAINS ON THE ROOF OF THIS PROPERTY.
- Complied:
- VIOLATION: 9-304(b)

Officer Caracas presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day, per violation.

Judge Purdy Found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day, per violation.

**Case: CE19051933**

1812 NW 8 PL

FERRELL, ROBERT H/E BARNES, G M, FERRELL, LARRY ET AL.

Service was via posting at the property on 11/19/19 and at City Hall on 11/21/19.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

- VIOLATION: 9-305(b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE.
- Complied:
- VIOLATION: 9-313.(a)
- VIOLATION: 9-304(b)
- VIOLATION: 9-308(b)
- VIOLATION: 9-306
- Withdrawn:
- VIOLATION: 24-27.(b)
- VIOLATION: 9-278(e)

Officer Caracas presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day.

Judge Purdy Found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day.

**Case: CE19091726**

5411 NE 16 AVE

LOUCKS, DAVID K

Service was via posting at the property on 11/18/19 and at City Hall on 11/21/19.

Leonard Champagne, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATION: 18-11(a)

THE POOL AT THIS OCCUPIED PROPERTY HAS GREEN STAGNANT WATER AND IS NOT BEING MAINTAINED ON A REGULAR BASIS. IN THIS CONDITION IT PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY IN THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOES AND IS A PUBLIC NUISANCE. THIS IS A REPEAT VIOLATION PER PREVIOUS CASE CE19040661 CITED ON APRIL 8TH 2019 AND BROUGHT BEFORE SPECIAL MAGISTRATE PURDY ON MAY 16, 2019 AND CASE CE19060838 CITED ON JUNE 13TH 2019 AND BROUGHT BEFORE SPECIAL MAGISTRATE PURDY ON JULY 18, 2019. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A REPEAT VIOLATION WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING.

Officer Champagne presented the case file into evidence and recommended imposing a fine of \$50 per day, starting on 10/1/19, the date the property was cited, and continuing until the property was in compliance.

Judge Purdy Found in favor of the City and imposed a fine of \$50 per day, starting on 10/1/19 and continuing until the property was in compliance.

**Case: CE19100081**

5411 NE 16 AVE

LOUCKS, DAVID K

Service was via posting at the property on 11/18/19 and at City Hall on 11/21/19.

Leonard Champagne, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATION: 9-305(a)

THE LANDSCAPE ON THIS RESIDENTIAL DWELLING IS NOT BEEN MAINTAINED. THERE IS VEGETATION ON THIS PROPERTY THAT IS ENCROACHING ON THE PUBLIC RIGHT OF WAY HINDERING VEHICULAR AND/OR PEDESTRIAN MOVEMENT. THIS IS A RECURRING VIOLATION PER PREVIOUS CASES CE19011577 AND CE19030573. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE REGARDLESS OF COMPLIANCE TO REQUEST A FINDING OF FACT THAT THE VIOLATION EXISTED.

VIOLATION: 9-308(b)

THE WHITE BARREL ROOF ON THIS PROPERTY HAS BLACK STAINS AND DIRT. THIS IS A RECURRING VIOLATION PER PREVIOUS CASES CE19011577 AND CE19030573. THIS CASE WILL BE PRESENTED AT THE SPECIAL MAGISTRATE REGARDLESS OF COMPLIANCE TO REQUEST A FINDING OF FACT THAT THE VIOLATION EXISTED.

Complied:

VIOLATION: 18-12(a)

Officer Champagne presented the case file into evidence and recommended ordering compliance within 21 days or a fine of \$50 per day, per violation.

Judge Purdy Found in favor of the City and ordered compliance within 21 days or a fine of \$50 per day, per violation.

**Case: CE19062065**

1444 SW 27 ST

APSS LLC

Service was via posting at the property on 11/6/19 and at City Hall on 11/21/19.

Mike Sanguinetti, Code Compliance Officer, testified to the following violation(s):

VIOLATION: 18-12(a) THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS, AND/OR WEEDS AS

WELL AS

TRASH, RUBBISH, LITTER, AND/OR DEBRIS ON THIS PROPERTY AND SWALE AREA.

VIOLATION: 47-34.1.A.1.

THERE ARE ITEMS BEING STORED OUTSIDE ON THE PROPERTY, INCLUDING BUT NOT LIMITED TO: METAL FRAMING, SCRAP METAL, GRILLS, LADDERS AND OTHER ITEMS. THIS IS NOT A PERMITTED USE ON AN RD-15 ZONED PROPERTY PER ULDR SECTION 47-5.12.

VIOLATION: 9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA.

Complied:

VIOLATION: 47-34.4 B.1.a.

Officer Sanguinetti presented the case file into evidence and recommended ordering compliance with 18-12(a) within 10 days and with the remaining violations within 35 days or a fine of \$50 per day, per violation.

Judge Purdy Found in favor of the City and ordered compliance with 18-12(a) within 10 days and with the remaining violations within 35 days or a fine of \$50 per day, per violation.

**Case: CE19052618**

1611 NE 56 ST  
BECHO, ANGELA

Service was via posting at the property on 11/7/19 and at City Hall on 11/21/19.

Vaughn Malakius, Code Compliance Officer, testified to the following violation(s):

VIOLATION: 47-34.4 B.1.

THERE IS A BOAT ON A TRAILER BEING OPENLY PARKED/STORED OVERNIGHT ON THIS RMM-25-RESIDENTIAL MULTIFAMILY ZONED PROPERTY.

Officer Malakius presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$100 per day.

Judge Purdy Found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day.

**Case: CE19082376**

3001 N FEDERAL HWY  
ALICE MARQUEZ REV TR

Service was via posting at the property on 11/7/19 and at City Hall on 11/21/19.

Vaughn Malakius, Code Compliance Officer, testified to the following violation(s):

VIOLATION: 18-1.

THERE IS TRASH, RUBBISH, LITTER AND DEBRIS SCATTERED ABOUT THE DUMPSTER AND SURROUNDING AREAS OF THIS UNOCCUPIED PROPERTY WHICH IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOES, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A RECURRING VIOLATION PER CASES CE18011320 CITED ON 1/19/2018 AND CE18110219 CITED ON 11/8/2018 WHEN THE PROPERTY WAS CITED UNDER THE 18-1 NUISANCE SECTION FOR THE SAME VIOLATION. THIS CASE WILL BE HEARD BY THE SPECIAL MAGISTRATE REGARDLESS OF WHETHER IT COMES INTO COMPLIANCE.

Officer Malakius presented the case file into evidence, reported the property was in compliance and requested a finding of fact that the violation had existed as cited.

Judge Purdy Found in favor of the City that the violation had existed as cited.

**Case: CE19091627**

3490 SW 19 ST  
BROWN, ALVIRA EST

Service was via posting at the property on 11/7/19 and at City Hall on 11/21/19.

James Fetter, Code Compliance Officer, testified to the following violation(s):

VIOLATION: 18-12(a)  
THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY AND SWALE AREA. THIS IS A RECURRING VIOLATION PER CASES CE19071017 AND CE19090541 WHEN THE PROPERTY WAS CITED FOR THE SAME VIOLATION. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE FOR A FINDING OF FACT EVEN IF IT COMES INTO COMPLIANCE.

Officer Fetter presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$100 per day.

Judge Purdy Found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day.

**Case: CE19090167**

1108 ARIZONA AVE  
LOUIS JEUNE, KENSON JOSEPH, ALTENIE

Service was via posting at the property on 11/22/19 and at City Hall on 11/21/19.

Dorian Koloian, Code Compliance Officer, testified to the following violation(s):

VIOLATION: 18-12(a)  
THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY AND SWALE AREA.

VIOLATION: 9-280(h)(1)  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE POLES THAT ARE ERECTED AND NOT ATTACHED TO ANY FENCING AND THERE ARE MISSING OR BROKEN SLATS.

VIOLATION: 9-305(b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE.

VIOLATION: 9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING AND PEELING PAINT.

Complied:

VIOLATION: 9-278(e)

Officer Koloian presented the case file into evidence and recommended ordering compliance with 18-12(a) within 10 days and with the remaining violations within 35 days or a fine of \$50 per day, per violation.

Judge Purdy Found in favor of the City and ordered compliance with 18-12(a) within 10 days and with the remaining violations within 35 days or a fine of \$50 per day, per violation.

**Case: CE19072081**

1339 SW 22 TER  
ROBAINA, JULIO PEREZ, DUNIA

Stipulated agreement

VIOLATION: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

VIOLATION: 9-280(h)(1)  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED.

Complied:

VIOLATION: 47-34.1.A.1.

VIOLATION: 9-304(b)

VIOLATION: 9-306

The City had a stipulated agreement with the owner to comply within 42 days or a fine of \$25 per day, per violation.

Judge Purdy approved the stipulated agreement, found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day, per violation.

**Case: CE19082280**

Stipulated agreement

460 SW 4 AVE

RIVER LOFTS ON FIFTH LLC

VIOLATION: 47-20.20.H.  
THE PARKING LOT ON THIS COMMERCIAL DWELLING IS NOT MAINTAINED. THERE ARE AREAS WITH POTHOLES, WHEEL STOPS IN DISREPAIR, LOOSE AND/OR MISSING, STRIPPING SURFACE MARKINGS ARE MISSING AND/OR FADING.

VIOLATION: 47-21.11.A.  
THE LANDSCAPE ON THIS COMMERCIAL CORNER DWELLING IS NOT MAINTAINED, THERE ARE AREAS OF BARE LAWN COVER ON THE PROPERTY INCLUDING THE SWALE AREAS.

VIOLATION: 9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND DIRTY PAINT.

Complied:

VIOLATION: 47-21.11.D.

VIOLATION: 18-12(a)

The City had a stipulated agreement with the owner to comply within 42 days or a fine of \$25 per day, per violation.

Judge Purdy approved the stipulated agreement, found in favor of the City and ordered compliance within 42 days or a fine of \$25 per day, per violation.

**Case: CE18030099**

1447 NW 6 ST

JAMES, LARRY G

Service was via posting at the property on 11/13/19 and at City Hall on 11/21/19.

Will Snyder, Code Compliance Officer, testified to the following violation(s):

VIOLATION: 47-22.6.F.  
THE SIGN AT THIS PROPERTY IS NOT WELL MAINTAINED AND HAS BECOME SIGNIFICANTLY DAMAGED. THE SIGN HAS BECOME AT LEAST FIFTY PERCENT (50%) DESTROYED AND IS DEEMED A PUBLIC NUISANCE.

Withdrawn :

VIOLATION: 47-22.9.

Officer Snyder presented the case file into evidence and recommended ordering compliance within 42 days or a fine of

\$50 per day.

Judge Purdy Found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: CE19090407**

407 RIVIERA ISLE DR  
ACCELERATE RESOURCES LLC

Service was via posting at the property on 11/7/19 and at City Hall on 11/21/19.

Will Snyder, Code Compliance Officer, testified to the following violation(s):

VIOLATION: 18-12(a)  
THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND WEEDS AS WELL AS  
TRASH, RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY AND SWALE AREA.

Officer Snyder presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$50 per day.

Judge Purdy Found in favor of the City and ordered compliance within 14 days or a fine of \$50 per day.

**Case: CE19090719**

2601 ACACIA CT  
WILLIAMS, CAROLYN L EST% HELEN WILLIAMS

Service was via posting at the property on 11/13/19 and at City Hall on 11/21/19.

Will Snyder, Code Compliance Officer, testified to the following violation(s):

VIOLATION: 9-280(b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED INCLUDING  
BUT NOT LIMITED TO WINDOWS, DOORS, INTERIOR WALLS AND FLOORS.

VIOLATION: 9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS  
INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR  
THAT HAVE STAINS, MISSING, AND PEELING PAINT.

VIOLATION: 9-308(b)  
THERE IS TRASH, DEBRIS AND/OR MILDEW STAINS ON THE ROOF OF THIS PROPERTY.

Officer Snyder presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$100 per day, per violation.

Judge Purdy Found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day, per violation.

**Case: CE19091086**

2309 BARCELONA DR  
LIMA FAM TR ET AL. %ANTHONY LIMA

Service was via posting at the property on 11/13/19 and at City Hall on 11/21/19.

Will Snyder, Code Compliance Officer, testified to the following violation(s):

VIOLATION: 18-12(a)  
THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND WEEDS AS WELL AS  
TRASH, RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY AND SWALE AREA.

Officer Snyder presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$100 per day.

Judge Purdy Found in favor of the City and ordered compliance within 14 days or a fine of \$100 per day.



**Case: CE19082171**

700 NW 11 AVE  
FREEMAN, JESSIE B EST

Service was via posting at the property on 11/19/19 and at City Hall on 11/21/19.

Karen Proto, Code Compliance Officer, testified to the following violation(s):

VIOLATION: 18-12(a)  
THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND WEEDS AS WELL AS TRASH,  
RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY AND SWALE AREA.

Officer Proto presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$50 per day.

Judge Purdy Found in favor of the City and ordered compliance within 10 days or a fine of \$50 per day.

**Case: CE19082100**

700 NW 11 AVE  
FREEMAN, JESSIE B EST

Service was via posting at the property on 11/19/19 and at City Hall on 11/21/19.

Karen Proto, Code Compliance Officer, testified to the following violation(s):

VIOLATION: 47-19.5.E.7.  
THE CHAIN LINK FENCE ON THE PROPERTY IS DAMAGED AND FALLEN IN AREAS.

VIOLATION: 9-304(b)  
THE PAVED DRIVEWAY IS NOT BEING MAINTAINED IN A SMOOTH WELL GRADED CONDITION.  
THERE IS DAMAGED AND CRACKED CEMENT AND POTHOLES IN DRIVEWAY AND WEEDS  
GROWING THROUGH.

VIOLATION: 9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS  
INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR  
THAT HAVE MISSING AND PEELING PAINT.

Officer Proto presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Judge Purdy Found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day, per violation.

**Case: CE19052582**

1569 NW 15 TER  
SAMPSON, GREGORY

This case was first heard on 8/15/19 to comply by 8/25/19 and 9/12/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$7,600 and the City was requesting a \$512 fine be imposed.

Judge Purdy imposed a fine of \$512 for the time the property was out of compliance.

**Case: CE19061660**

1617 NW 11 PL  
TURNER, LILLIE

Request for extension

This case was first heard on 8/15/19 to comply by 8/25/19 and 9/19/19. Violations and extensions were as noted in the

agenda. The property was not in compliance, fines had accrued to \$6,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Manuel Garcia, Code Compliance Officer, recommended a 91-day extension.

Judge Purdy granted a 91-day extension, during which time no fines would accrue.

**Case: CE18052319**

918 NW 24 AVE  
LEGAL INVESTORS TEAM LLC

This case was first heard on 6/20/19 to comply by 6/30/19 and 8/22/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$34,150 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$34,150 fine, which would continue to accrue until the property was in compliance.

**Case: CE18090581**

1812 NW 8 CT  
WASHINGTON, STEVIE SR & ANGELA

This case was first heard on 8/1/19 to comply by 8/11/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$11,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$11,600 fine, which would continue to accrue until the property was in compliance.

**Case: CE19031002**

1420 E SUNRISE BLVD  
AMY SMITH HART TR ET AL. %RUDOLF & HOFFMAN PA

This case was first heard on 7/19/19 to comply by 8/1/19 and 9/19/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$21,500 and the City was requesting a \$4,320 fine be imposed.

Judge Purdy imposed a fine of \$4,320 for the time the property was out of compliance.

**Case: CE19031976**

1017 SW 4 ST  
VIGIL, PAUL

This case was first heard on 6/20/19 to comply by 8/1/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$20,500 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$20,500 fine.

**Case: CE19030828**

1022 SW 2 CT  
TROPICAL VIEW APARTMENTS LLC

This case was first heard on 8/1/19 to comply by 9/12/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,600 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$6,600 fine, which would continue to accrue until the property was in compliance.

**Case: CE19042400**

540 SW 28 AVE

TINCHO FL 1 LLC

This case was first heard on 8/15/19 to comply by 9/5/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,275 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$2,275 fine, which would continue to accrue until the property was in compliance.

**Case: CE19070545**

649 W DAYTON CIR  
VILBRUN, JOSEPH, ISMERA

This case was first heard on 8/15/19 to comply by 8/25/19 and 9/12/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$13,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$13,500 fine, which would continue to accrue until the property was in compliance.

**Case: CE19051912**

580 E CAMPUS CIR  
RYAN, LONA

This case was first heard on 8/1/19 to comply by 8/8/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,800 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$2,800 fine.

**Case: CE19061279**

2600 SW 9 AVE  
ANKNEY, RALPH S EST

This case was first heard on 8/15/19 to comply by 9/5/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$300 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$300 fine.

**Case: CE19041978**

3870 JACKSON BLVD  
MICHAUD, WISKENS

This case was first heard on 8/1/19 to comply by 9/5/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,550 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$4,550 fine, which would continue to accrue until the property was in compliance.

**Case: CE19042418**

2610 SW 5 ST  
CERBERUS SFR HOLDINGS II LP

This case was first heard on 8/1/19 to comply by 8/15/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,250 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$1,250 fine.

**Case: CE18110425**

107 SW 6 ST

TARE HOLDINGS LLC

This case was first heard on 8/1/19 to comply by 8/15/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$11,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Leonard Champagne, Senior Code Compliance Officer, recommended a 35-day extension.

Judge Purdy granted a 35-day extension, during which time no fines would accrue.

**Case: CE19022167**

1713 SW 10 CT  
SHERMAN, BRANDON

This case was first heard on 6/6/19 to comply by 6/16/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$17,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$17,200 fine, which would continue to accrue until the property was in compliance.

**Case: CE19061168**

1709 SW 5 ST  
TIERNEY, MICHAEL

This case was first heard on 8/15/19 to comply by 8/22/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$100 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$100 fine.

**Case: CE19040251**

711 NW 18 ST  
UNGER, LEONARD

This case was first heard on 8/15/19 to comply by 8/25/19 and 9/5/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,825 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$4,825 fine, which would continue to accrue until the property was in compliance.

**Case: CE19041832**

1000 NW 49 ST  
WIEBEN, MICHAEL

This case was first heard on 7/18/19 to comply by 8/8/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,950 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$5,950 fine, which would continue to accrue until the property was in compliance.

**Case: CE19052281**

1000 NW 49 ST  
WIEBEN, MICHAEL

This case was first heard on 7/18/19 to comply by 7/25/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$13,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$13,300 fine, which would continue to accrue until the property was in compliance.

**Case: CE19050092**

2051 NW 28 AVE  
WILLIAMS, TOCCARA

This case was first heard on 8/15/19 to comply by 9/12/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$4,200 fine, which would continue to accrue until the property was in compliance.

**Case: CE19041084**

422 MOLA AVE  
BANK REO SERVICING LLC

This case was first heard on 8/15/19 to comply by 9/12/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$4,200 fine, which would continue to accrue until the property was in compliance.

**Case: CE19050527**

1714 NW 7 ST  
1714 NW 7 REALTY LLC

This case was first heard on 8/1/19 to comply by 9/5/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$9,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$9,100 fine, which would continue to accrue until the property was in compliance.

**Case: CE19050822**

3600 SW 14 ST  
CONE, DAVID G

This case was first heard on 7/18/19 to comply by 8/22/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,250 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$5,250 fine, which would continue to accrue until the property was in compliance.

**Case: CE19061073**

5596 BAYVIEW DR  
EXPRESS DOMAIN INC EVERETT, MATTHEW

This case was first heard on 8/1/19 to comply by 9/12/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$16,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$16,800 fine, which would continue to accrue until the property was in compliance.

**Case: CE19041894**

2501 MIDDLE RIVER DR  
MILLER, MALCOLM EDOUARD

This case was first heard on 8/15/19 to comply by 9/5/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$300 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$300 fine.

**Case: CE19060099**

2456 BAYVIEW DR  
BLOEMHOF, ILAN

This case was first heard on 8/15/19 to comply by 8/25/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$20,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$20,400 fine, which would continue to accrue until the property was in compliance.

**Case: CE19020451**

908 NW 13 AVE  
SHORTER, MARYAM E

This case was first heard on 8/15/19 to comply by 8/29/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,900 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$4,900 fine, which would continue to accrue until the property was in compliance.

**Case: CE19021144**

633 NW 11 AVE  
DAYAN, YARON BAR

This case was first heard on 8/1/19 to comply by 8/11/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$7,550 and the City was requesting a \$2,273 fine be imposed.

Judge Purdy imposed a fine of \$2,273 for the time the property was out of compliance.

**Complied, Closed, Withdrawn and Rescheduled Cases**

Judge Purdy accepted pages 65 and 66 of complied, closed, withdrawn and rescheduled cases as an exhibit.

**Cases Complied**

The below listed cases were complied since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE19062038                      CE19072034                      CE19072036                      CE19061458

**Cases Rescheduled**

The below listed cases were rescheduled since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE19090637

**Cases Closed**

The below listed cases were closed since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:  
None

**Cases Withdrawn**

The below listed cases were withdrawn since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:  
CE19061055

**Cases with No Service**

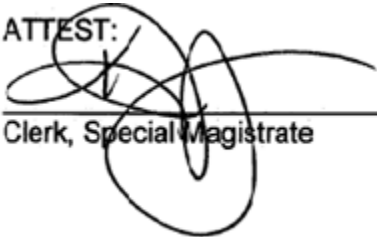
The below listed cases had no service. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:  
None

**Respondent Non-Appearance**

Respondents for the below listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:  
CE19080359

There being no further business, the hearing was adjourned at 2:20 P.M.

  
\_\_\_\_\_  
SPECIAL MAGISTRATE

ATTEST:  
  
\_\_\_\_\_  
Clerk, Special Magistrate